

STATE OF WISCONSIN

CIRCUIT COURT

JEFFERSON COUNTY

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FORT COMMUNITY CREDIT UNION  
800 Madison Avenue  
Fort Atkinson, WI 53538,

Plaintiff,

Case No. 13 CV 642

vs.

Case Type: Foreclosure  
Case Code: 30404

DOUGLAS V. ERDMAN  
N3052 STH 89  
Jefferson, WI 53549

LETITIA B. ERDMAN  
N3052 STH 89  
Jefferson, WI 53549

Defendants.

WI DEPARTMENT OF REVENUE  
2135 Rimrock Road  
P.O. Box 8933  
Madison, WI 53708-8932

ALBA REO, LLC  
101 Summer Street  
Boston, MA 02110-1204

Additional Defendants.

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**NOTICE OF FORECLOSURE SALE**

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PLEASE TAKE NOTICE that by virtue of a Judgment of Foreclosure and sale entered in the above-entitled action on April, 2, 2014 in the amount of \$346,477.39, the undersigned Sheriff of Jefferson County, Wisconsin, or a duly qualified Deputy Sheriff of said County, will sell at public auction in the lobby of the Jefferson County Sheriff's Office located at 411 S. Center Avenue, Jefferson, WI 53549, on May 28, 2014, at 10:00 a.m. of that day, the real estate and mortgaged premises directed by said Judgment to be sold, and therein described as follows, to-wit:

All that part of the North half of the North half of the Southwest Quarter of Section 27, Township 6 North, Range 14 East, Town of Jefferson, Jefferson County, Wisconsin, lying West of the Chicago & North Western Right-of-Way, containing 38 acres of land.

ALSO a piece or parcel of land being 5 acres lying East of the highway known as the Fort Atkinson and Jefferson Road, and on the East end of the North half of the North half of the Southeast Quarter of Section 28, Township 6 North, Range 14 East.

EXCEPTING a parcel of land designated as Lot 1 of Certified Surveys, recorded in the office of the Register of Deeds in and for Jefferson County, Wisconsin, on May 2, 1974 in Volume 2 of Certified Surveys on Page 226 as Document Number 715532, being a part of the Northeast Quarter Southeast Quarter of Section 28 and a part of the Northwest Quarter Southwest Quarter of Section 27, Township 6 North, Range 14 East.

FURTHER EXCEPTING land conveyed to State of Wisconsin, Department of Transportation in Warranty Deed recorded on July 13, 1994 in Volume 889 of Records on Page 85 as Document Number 926803.

Address: N3052 STH 89

Tax Parcel Nos. 014-0614-2731-000, 014-0614-2732-001, 014-0614-2841-003

TERMS OF SALE: Ten per cent (10%) cash or cashier's check down at time of sale. The balance of the purchase price to be paid within 10 days after confirmation of sale. The property will be sold "as is" subject to all legal encumbrances and any outstanding and accrued real estate taxes, special assessments, penalties and interest, if any. Upon confirmation, the purchaser will be required to pay all transfer tax and recording fees.

Dated this 29 day of April, 2014.



Sheriff of Jefferson County, Wisconsin

POST OFFICE ADDRESS:

SIMONINI & JOHNSON LAW OFFICE, LLC  
6417 Odana Road, Suite 20  
Madison, WI 53719  
PHONE: 608-467-9171  
FAX: 608-467-9175

**Simonini & Johnson Law Office, LLC by Reno J. Simonini is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a chapter 7 discharge in bankruptcy, this pleading should not be construed as an attempt to collect a debt.**

S: 14042215.31